



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Banks

Sales – Improved Analysis Summary:

Number of Sales: 13

Range of Sales Dates: 1/96 – 1/99

Sales – Ratio Study Summary:

| | Avg. Improved Value | Sale Price | Ratio | COV |
|------------|---------------------|------------|--------|---------|
| 1998 Value | 804,000 | 824,300 | .975 | 14.40% |
| 1999 Value | 824,700 | 824,300 | 1.00 | 11.37% |
| Change | +\$20,700 | - | +.025 | -3.03% |
| % Change | +2.57% | - | +2.56% | -21.04% |

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of – 3.03% to 21.04% actually represent an improvement.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

| | Land | Imps | Total |
|----------------|----------------|---------------|----------------|
| 1998 Value | \$ 142,027,100 | \$ 98,182,700 | \$ 240,209,800 |
| 1999 Value | \$ 144,009,100 | \$ 99,321,000 | \$ 243,330,100 |
| Percent Change | +1.40% | +1.16% | +1.30% |

Number of Parcels in the Population: 314

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.